



# FEE SCHEDULE

**Land Use Plan Amendments  
Rezoning Requests  
Other Related Fees**

**Variance Petitions  
Conditional Use Requests**

## INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, conditional use, variances and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City.

### Rezoning Applications (Required fee applies for each type of application):

1. Applications involving property or uses proposed to be within single-family or two-family zoning districts (RS & RD classifications) ..... **\$550.00<sup>+</sup>**
2. Applications involving property or uses proposed to be within multi-family zoning districts (RM classification)..... **\$1,100.00<sup>+</sup>**
3. Applications involving property or uses proposed to be within community facility, recreation and open space or educational facility districts (CF, OS & ED classifications)..... **\$650.00<sup>+</sup>**
4. Applications involving property or uses proposed to be within business or commercial recreation zoning districts (B & CR classifications) ..... **\$2,500.00<sup>+</sup>**
5. Applications involving property or uses proposed to be within industrial zoning districts (IL classification) ..... **\$2,500.00<sup>+</sup>**
6. Joint application for contiguous property within the same zone district. For each additional parcel ..... **\$600.00<sup>+</sup>**
7. All other zoning districts..... **\$2,500.00<sup>+</sup>**
8. PDO (Planned Development Overlay District)  
Central RAC..... **\$5,000.00<sup>+</sup>**  
All Other Districts:  
1-20 Units, or < 2,000 sf..... **\$3,500.00<sup>+</sup>**  
All others 21+ Units, or >2,000 sf..... **\$4,500.00<sup>+</sup>**  
**\*\*\*After \$3,500, \$4,500 or \$5,000 of City's staff time, an additional fee of actual staff time will be applied at the City's hourly rate\*\*\***
9. Planned Local Activity Center District..... **\$30,000.00**

### PDO Amendment Applications

1. PDO Minor Amendment ..... **\$500.00<sup>+</sup>**
2. PDO Major Amendment ..... **\$2,000.00<sup>+</sup>**

<sup>+</sup> Plus \$45.00 administrative processing fee

### Legal Advertisement:

1. Variance/Conditional Use  
/Plat/Nightclub/Appeal..... **\$200.00**
2. Rezoning, Minor  
Development..... **\$300.00**
3. Major Development..... **\$500.00**
4. Land Use Plan Amendments:  
a. Small Scale..... **\$300.00**  
b. Large Scale ..... **\$500.00**
5. LAC, PLAC, TOC, TOD, and 10 acres or more..... **\$500.00**

### Land Use Plan Amendment Applications (Required fee applies for each type of application):

1. Small Scale..... **\$1,000.00**
2. Large Scale..... **\$7,500.00**
3. Text..... **\$7,500.00**
4. Local Activity Center, Transit Oriented  
Development, Transit Oriented Corridor..... **\$30,000.00**  
(LAC, TOD, TOC) (minimum fee)  
**\*\*\*After 30,000.00 of City's staff time, an additional fee of actual staff time will be applied at the City's hourly rate\*\*\***
5. Regional Activity Center (minimum fee)..... **\$35,000.00**  
**\*\*\*After \$35,000.00 of City's staff time, an additional fee of actual staff time will be applied at the City's hourly rate\*\*\***

### DRI (Development of Regional Impact) Applications (minimum fee)..... **\$50,000.00**

**\*\*\*After \$50,000.00 an additional fee of actual cost will be applied at the City's hourly rate\*\*\***

### DRI Notice of Proposed Change:

1. Non-Substantial..... **\$4,000.00**
2. Substantial..... **\$7,500.00**

### (Section 32-968) Variance and Conditional Use Applications (Required fee applies for each type of application):

1. Applications involving property or uses within single-family or two-family zoning districts (RS & RD classifications)..... **\$300.00<sup>+</sup>**
2. Applications involving property or uses within multi-family zoning districts (RM classifications)..... **\$800.00<sup>+</sup>**
3. Applications involving property or uses proposed to be within community facility, recreation and open space or educational districts (CF, OS, and ED classifications) ..... **\$600.00<sup>+</sup>**
4. Applications involving property or uses within business, commercial recreation zoning , and/or industrial zoning districts (B, CR, & I-L classifications)..... **\$1,200.00<sup>+</sup>**
5. Applications for amusement machines as accessory conditional uses ..... **\$400.00<sup>+</sup>**
6. Administrative Variance..... **\$250.00<sup>+</sup>**
7. Administrative Variance..... **\$250.00<sup>+</sup>**
8. RAC Variance/Conditional Use..... **see next page**

**\*\*\*Except for residential uses, if the application involves more than one (1) variance, an additional fee of one-half (1/2) the amount specified above shall be paid by the applicant for each additional variance.\*\*\***



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**9. Variance for Construction Without Permit:**

Value of Building Structure or Improvement	Fee <sup>+</sup>
(a) \$10,000 or under	Double the otherwise applicable application fee
(b) \$10,001 to \$50,000	5% of estimated construction cost or fee in (a), whichever is higher
(c) \$50,001 and above	\$2,500, plus 1% each additional \$10,000 (or part thereof) of estimated construction costs over \$50,000.

**10. Special Circumstance Variance \$550.00 per application**

**11. Regional Activity Center (RAC) Variance/Conditional Use**

**Central RAC**

RAC Corridor, Transit Core	\$1,500.00 <sup>+</sup> (for first 4,000 sq. ft.); Plus \$20.00/ add'l 1,000 sq. ft. or portion thereof
RAC Neighborhood	\$300.00 <sup>+</sup>
Transitional Mixed-Use, FAD	\$1,200.00 <sup>+</sup>
Greyhound Track	\$1,500.00 <sup>+</sup>

**West RAC**

Palms Gateway	300.00 <sup>+</sup>
Pembroke Road	1,200.00 <sup>+</sup>
Foster Road	800.00 <sup>+</sup>

**OTHER RELATED FEES:**

**Development Agreement or Amendment - Minimum Fee ..... \$5,500.00<sup>+</sup> Plus actual staff time and/or related cost**

**Flex or Reserve Unit Allocation ..... \$3,000.00<sup>+</sup> Plus \$20 for each unit requested > 10 units or more**

**Redevelopment Area Modification (RAM)**

RAM – Commercial/Mixed Use (< 4,000 sq. ft.) ..... **\$1,000.00** Plus \$ 30.00/ add'l 1,000 sq. ft. or portion thereof  
RAM - Commercial/Mixed Use (> 4,000 sq. ft.) ..... **\$2,000.00** (first 4,000 sq. ft.) Plus \$60.00/add'l 1,000 sq. ft. or portion thereof  
RAM - Existing development (less than 50% expansion ..... **\$200.00**  
RAM - Residential (1-9 units) ..... **\$200.00** plus \$30.00/unit  
RAM - Residential (10+ units) ..... **\$1,000.00** plus \$30.00/unit

**Regional Activity Center (RAC) Unit Allocation**

Single Family ..... **\$50.00**  
Duplex ..... **\$50.00<sup>+</sup>**

**Minor Development Units – 3 or more units**

Request = Base Density or less ..... **\$1,000.00<sup>+</sup>; Plus \$20.00 per unit requested**  
Request exceeding the Base Density ..... **\$1,750.00<sup>+</sup>; Plus \$25.00 per unit requested**

**Major Development Units – 10 or more units**

Request = Base Density or less ..... **\$2,500.00<sup>+</sup>; Plus \$30.00 per unit requested**  
Request exceeding the Base Density ..... **\$3,000.00<sup>+</sup>; Plus \$100.00 per unit requested**

**Right-of-Way**

**Vacation.....\$2,500.00<sup>+</sup>**

<sup>+</sup> Plus \$45.00 administrative processing fee



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## **OTHER RELATED FEES:**

### **Address Assignment**

Single Family and Duplex.....	<b>\$45.00</b>
Multi-Family .....	<b>\$75.00</b>
Non-Residential.....	<b>\$100.00</b>

### **Alcohol**

Alcohol Beverage License Review .....	<b>\$150.00<sup>+</sup></b>
Alcohol Distance Waiver .....	<b>\$250.00</b>

### **Appeals**

Administrative Appeal.....	<b>\$400.00</b>
Planned Development District (PDD) Appeals (add \$50 per contested item).....	<b>\$800.00</b>
Trees-Appeals to the City Commission .....	<b>\$200.00</b>

### **Approval Extension Fee**

Commission Approval .....	<b>\$2,350.00<sup>+</sup></b>
City Manager or Director Approval	
Single Family/Duplex .....	<b>\$300.00<sup>+</sup></b>
Multi-Family.....	<b>\$750.00<sup>+</sup></b>
Commercial/Mixed Use .....	<b>\$2,900.00<sup>+</sup></b>

<b>Nightclub License Review .....</b>	<b>\$1,000.00<sup>+</sup></b>
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<b>Planning &amp; Zoning Board Continuance at Applicants request .....</b>	<b>50% of original application fee</b>
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<b>Zoning Research .....</b>	<b>\$100.00/hr Minimum 2.5 Hours</b>
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Written Administrative Analysis/Interpretation regarding applicability of the regulations within the Zoning and Land Development Code for a specific set of circumstances or situation.

### **Zoning Verification Letters**

A fee charged to confirm zoning and future land use map designation and confirm permitted and current use at a specific location. (This fee is mandatory if a "change in use" building permit is filed).

Assisted Living Facility .....	<b>\$150.00</b>
Commercial .....	<b>\$165.00</b>
Mixed Use .....	<b>\$175.00</b>
Multi-Family .....	<b>\$100.00</b>
Single Family/Duplex .....	<b>\$55.00</b>

<b>Zoning Verification Letter – with history .....</b>	<b>\$400.00<sup>+</sup></b>
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Fee to confirm zoning, and future land use designation, if a proposed use is permitted at a specific location, and to provide previous development approval history. Plus applicable charges for copies of minutes, ordinances, or resolutions.

<sup>+</sup> Plus \$45.00 administrative processing fee